

## **MEETING NOTES**

Members Present: Jeb Bladine, Walt Gowell, Rob Stephenson, and Wendy Stassens

Ex-Officio Members Present: Kem Carr, Scott Hill, and Rebecca Quandt

Members Absent: Ed Gormley, Kelly McDonald, and Marilyn Worrix

Staff Present: Marcia Baragary, Mike Bisset, and Doug Montgomery

Guests Present: SERA staff (Martin Glastra van Loon, Dan Jenkins, Nick Lavelle), Ultimate RB staff, and Sheryl Riker (Chamber of Commerce representative)

### **1. Open Meeting / Overview**

Chair Walt Gowell opened the meeting at 4:00pm and briefly highlighted the items listed on the meeting's agenda.

### **2. Action / Information Items**

***Approval of Meeting Notes*** – Walt Gowell asked if there were any corrections or additions to the meeting notes of March 2, 2016 or April 6, 2016. Hearing none, Wendy Stassens MOVED for approval of the meeting notes as submitted. The motion was SECONDED by Rob Stephenson, and passed unanimously.

***Alpine Avenue*** – SERA staff lead the committee and guests through a PowerPoint overview of the work that has been done to date on the Alpine Avenue project. The presentation touched on prior activities related to planning for the NE Gateway district, as well as more recent work related directly to the Alpine Avenue improvement project (including work with numerous property owners along the corridor). The presentation included a YouTube video depicting a virtual walk through the improved corridor, from 7<sup>th</sup> Street to 11<sup>th</sup> Street. Martin Glastra van Loon indicated that the current estimate for the festival district portion of Alpine Avenue is \$2.3 million, which is just under the \$2.4 million budget. He added that the craft district portion of the project is estimated at \$1.5 million. These estimates are based upon 75 percent complete drawings and design work.

Walt Gowell asked when the project design would reach the 100 percent mark, to which Martin indicated that they are hoping to reach that point sometime in June. However, grading for the craft district portion of the project may push that date to July. Mr. Gowell also questioned as to when the project was scheduled to go to bid. Mike Bisset stated that staff and the consultants were currently in discussions with McMinnville Water and Light regarding utility issues, but that they are still on schedule for a fall bid opening with construction to commence in the spring of 2017.

Jeb Bladine asked if a parking count was available to indicate if there is a net gain or loss of on-street parking caused by the corridor's design. Martin responded that they would need to conduct such a count and provide that to the committee at a later date.

Representatives of Ultimate RB suggested that the City needs to change the zoning for the area so that it is consistent with the vision for the NE Gateway District, to which the committee noted that such action had already been taken in July 2013. Concerns regarding truck traffic on 9<sup>th</sup> were also voiced by the representatives.

In the end, each of the committee members present voiced their support for the design presented by SERA.

***Tax Increment Revenue Forecast Update Project*** – Staff provided copies of the draft tax increment revenue forecast from ECONorthwest. Doug Montgomery noted that the forecast uses assumptions that represent a low to medium growth scenario, which differs slightly from the forecast found in the adopted Urban Renewal Report document (which used a medium growth forecast). Following some discussion, it was decided that the project consultant be invited to the next meeting of the MURAC to share their thoughts as to the various assumptions that could be used to model this forecast, and to answer questions of the committee members.

### 3. Other Business

***Resignation of committee members*** – Chair Gowell noted that resignations had been submitted by Jeb Bladine and Rob Stephenson, citing potential conflicts of interest that may occur in the future related to a proposed development project. Staff will work with the Agency and MURAC Chair to find candidates to fill the two vacant positions.

### 4. Adjournment

There being no other business, Chair Gowell adjourned the meeting at 5:15 pm.